



Entered on Docket  
February 19, 2010

A handwritten signature in black ink, appearing to read "Mike K. Nakagawa".

Hon. Mike K. Nakagawa  
United States Bankruptcy Judge

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Attorneys for Secured Creditor CITIBANK, N.A. AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF STRUCTURED ASSET MORTGAGE  
INVESTMENTS II, INC., BEAR STEARNS ALT-A TRUST, MORTGAGE  
PASS-THROUGH CERTIFICATES SERIES 2006-4

UNITED STATES BANKRUPTCY COURT

DISTRICT OF NEVADA

In re

BERNARD JONES JR. AND ERIKA  
JONES,

Debtor(s).

Bankruptcy Case No. BK-S-08-25616-mkn  
Chapter 13

CITIBANK, N.A. AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF  
STRUCTURED ASSET MORTGAGE  
INVESTMENTS II, INC., BEAR STEARNS  
ALT-A TRUST, MORTGAGE PASS-  
THROUGH CERTIFICATES SERIES  
2006-4'S ORDER TERMINATING  
AUTOMATIC STAY

Date: January 13, 2010

Time: 1:30 p.m.

1 A hearing on Secured Creditor Citibank, N.A. as Trustee for the  
2 Certificateholders of Structured Asset Mortgage Investments II, Inc., Bear Stearns ALT-A Trust,  
3 Mortgage Pass-Through Certificates Series 2006-4's Motion for Relief From the Automatic Stay  
4 came on regularly for hearing in the United States Bankruptcy Court before the Honorable Mike  
5 K. Nakagawa, Michelle Abrams appearing on behalf of Secured Creditor.

6 The court having duly considered the papers and pleadings on file herein and  
7 being fully advised thereon and finding cause therefor:

8 IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

9 The automatic stay of 11 United States Code section 362 is hereby immediately  
10 terminated as it applies to the enforcement by Movant of all of its rights in the real property  
11 under the Note and Deed of Trust encumbering the real property commonly known as 1009  
12 Virgil Street, Las Vegas, Nevada 89110 ("Real Property"), which is legally described as:

13 LOT ONE HUNDRED EIGHTY SIX (186) OF  
14 WASHINGTON SQUARE UNIT 5 AS SHOWN  
15 BY MAP THEREOF ON FILE IN BOOK 22 OF  
16 PLATS, PAGE 31 IN THE OFFICE OF THE  
COUNTY RECORDER OF CLARK COUNTY,  
NEVADA.

17 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Movant and/or  
18 its foreclosure trustee shall mail written notice of the time, date and place of the foreclosure sale  
19 of the Real Property to the Debtor(s) at the address for the Real Property at least 7 calendar days  
20 prior to the foreclosure sale. In the event that Movant and/or its foreclosure trustee provides at  
21 least 7 calendar days' advance notice of the time, date and place of the foreclosure sale of the  
22 Real Property in compliance with the notice requirements set forth in Chapter 107 of Nevada  
23 Revised Statutes, those notices shall be sufficient to satisfy the requirement of this Court to  
24 provide 7 days' notice to the Debtor(s).

25 /././

26 /././

27 /././

28 /././

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Movant may offer and provide Debtors with information re: a potential Forbearance Agreement, Loan Modification, Refinance Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against Debtors if Debtors' personal liability is discharged in this bankruptcy case.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that upon entry of this Order, the Trustee shall cease payment on Secured Creditor's Proof of Claim. Secured Creditor's Proof of Claim is allowed in the amount of payments made to date by the Trustee.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that upon disposition of the Real Property, Secured Creditor may amend said Proof of Claim and share in any distribution from the date of the filing of the amended Claim pursuant to the confirmed Plan.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the Trustee is not required to recover previous distributions from other creditors for distribution on Secured Creditor's amended claim. This may result in a percentage of payment on Secured Creditor's amended Claim different than to other creditors.

APPROVED/DISAPPROVED	APPROVED/DISAPPROVED
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_____ ANTHONY DELUCA DEBTOR(S) ATTORNEY	_____ KATHLEEN A. LEAVITT TRUSTEE
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ALTERNATIVE METHOD re: RULE 9021:

In accordance with LR 9021, counsel submitting this document certifies as follows (check one):

☐ The court has waived the requirement of approval under LR 9021.

☐ I certify that I have served a copy of this order with the motion, and no parties appeared or filed written objections.

☒ This is a chapter 7 or 13 case, and either with the motion, or at the hearing, I have delivered a copy of this proposed order to all counsel who appeared at the hearing, any unrepresented parties who appeared at the hearing, and each has approved or disapproved the order, or failed to respond, as indicated below [list each party and whether the party has approved, disapproved, or failed to respond to the document]:

☐ This is a chapter 9, 11, or 15 case, and I have delivered a copy of this proposed order to all counsel who appeared at the hearing, any unrepresented parties who appeared at the hearing, and each has approved or disapproved the order, or failed to respond, as indicated below [list each party and whether the party has approved, disapproved, or failed to respond to the document]:

☐ Approved.

☐ Disapproved.

☒ Failed to respond. - Debtors' Attorney/Trustee

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Submitted by:

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CERTIFICATES SERIES 2006-4